GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority (TUDA) - Change of land use from Industrial Use to Residential use in Sy.No. 91/2B of Kayam Village, Vadamalapeta Mandal in an extent Ac. 17.10– Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I) DEPARTMENT

G.O.Ms.No.86 **Dated:20/06/2023**

Read the following: -

1. From the VC, TUDA, Lr.Roc.No.22/G1/2020, Dt.09.01.2020.
2. Govt. Memo No.1150859/H1/2020, MA&UD(H) Dept., Dt:27.05.2020.
3. From the VC, TUDA, Tirupati, Lr.Roc.No.22/G1/2020, Dt:23.03.2023.
4. Govt., Memo No.1150859/H1/2020, MA&UD(H) Dept., Dt:18.04.2023.
5. From the VC, TUDA, Tirupati, Lr.Roc.No.22/G1/2020, Dt:19.04.2023.
6. Govt. Memo No. 1150859/I2/2023, Dt:18.05.2023.
7. A.P. Extraordinary Gazette No.509, dt;18.05.2023.
8. From the VC, TUDA, Tirupati, Lr.Roc.No.22/G1/2020,Dt:09.06.2023

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ORDER:-

The Draft variation to the land envisaged in the Master Plan of Tirupati Urban Development Authority Region, Tirupati issued in reference 6th read above was published in Extra-ordinary Andhra Pradesh Gazette No.509, Part-I, dated.18.05.2023. The Vice Chairman, TUDA, Tirupati in the reference 8th read above has submitted that, they have published the draft variation appendix notification pertaining to the change of land use in Vartha (Telugu Daily News Paper) and the Indian Express (English Daily News Paper) on 22.05.2023 calling for objections/suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulated time in the matter and the applicant has paid total an amount of Rs.2,544,087/- towards development / conversion charges for the proposed change of land use. Hence, VC, TUDA has requested the Government to issue final orders in the matter. Hence the draft variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of the Andhra Pradesh Gazette Dt:20.06.2023.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairperson, Tirupati Urban Development Authority, Tirupati.

Copy to:
The applicant through the Vice Chairperson, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittoor District.
Sc/Sf.

// FORWARDED :: BY :: ORDER //

P.V.S. Rao

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation of land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned by Government in G.O.Ms.No.112, MA, Dated.08.03.2019 for which it is proposed to make an exercise of the powers conferred by Sub-section (4) of section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

VARIATION

As per the TUDA Region Land Use Plan for the Tirupati and its vicinity area approved by the Government vide G.O. Ms. No.112 M.A. dated: 08-03-2019, Survey No. 91/2B of Kayam Village, Vadamalapeta Mandal measuring a total extent of ac 17.10 is earmarked for Industrial Use. The said area is now designated to Residential use, which is shown in Modification to Master Plan (MMP) No.01/2023, TUDA, is available in the office of the Tirupati Urban Development Authority at Tirupati and it will be displayed for public during the office working hours in the O/o TUDA, Tirupati, subject to the following conditions; namely: -

1. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
2. The applicant shall submit the proposals in the site under reference to this authority and obtain approval before taking any developmental activity in the duly paying necessary charges as per the rules in force.
3. The change of land use shall not be used as the proof of any title of the land.
4. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

Schedule of boundaries of the area: ABCDEFG — A"

North: Existing 31.92 mts & 34.63 mts, Tirupati — Pudi Road
South: Kayam gutta
East: Existing 14.26 mts and 16.95 mts width road
West: Land in Sy.No.92 of Kayam Village and L.P.No.10/Gl/2013.

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

P.v.s. Rao

SECTION OFFICER